174.0	0006	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	736,800 / 736,800
					USE VALUE:	736,800 / 736,800
					ASSESSED:	736,800 / 736,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		ARGYLE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NUPP CHRISTIAN R & KASEY L
Owner 2:	
Owner 3:	
Street 1:	44 ARGYLE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CARMICHAEL JOHN R--ETAL -
Owner 2:	CARMICHAEL ELEANOR M -
Street 1:	44 ARGYLE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .096 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Wood Shingle Exterior and 1709 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4198.000	354,600		382,200	736,800
Total Card	0.096	354,600		382,200	736,800
Total Parcel	0.096	354,600		382,200	736,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.26 | /Parcel: 431.26

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 116430

GIS Ref

GIS Ref

Insp Date 07/28/18

!13565!

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0006-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	354,600	0	4,198.	382,200	736,800		Year end	12/23/2021
2021	101	FV	343,600	0	4,198.	382,200	725,800		Year End Roll	12/10/2020
2020	101	FV	343,700	0	4,198.	382,200	725,900	725,900	Year End Roll	12/18/2019
2019	101	FV	259,600	0	4,198.	376,700	636,300	636,300	Year End Roll	1/3/2019
2018	101	FV	258,300	0	4,198.	289,300	547,600	547,600	Year End Roll	12/20/2017
2017	101	FV	258,300	0	4,198.	273,000	531,300	531,300	Year End Roll	1/3/2017
2016	101	FV	258,300	0	4,198.	251,100	509,400	509,400	Year End	1/4/2016
2015	101	FV	251,700	0	4,198.	234,800	486,500	486,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:17:39

LAST REV

Date	Time
12/26/19	15:28:23
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13565

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARMICHAEL JOHN	66487-385		12/7/2015		617,000	No	No		
	9861-135		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2019	1448	Porch	10,000					
4/2/2009	196	Re-Roof	19,000					
7/17/2001	477	Addition	6,000	C				4X6 ADD FOR 1/2 BA
6/19/1992	254	Manual	800					REPLACE 4X4 PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2018	MEAS&NOTICE	HS	Hanne S
10/25/2008	Meas/Inspect	345	PATRIOT
11/14/2000	Hearing Chag	201	PATRIOT
12/15/1999	Mailer Sent		
12/14/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	116430
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4198		Sq. Ft.	Site		0	70.	1.30	6									382,159						382,200	

Total AC/HA:	0.09637	Total SF/SM:	4198	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	382,159	Spl Credit		Total:	382,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	4 - Vinyl	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32917202
Const Adj.:	0.98000199
Adj $ / SQ:	169.337
Other Features:	75000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	435595
Depreciation:	81021
Depreciated Total:	354574

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

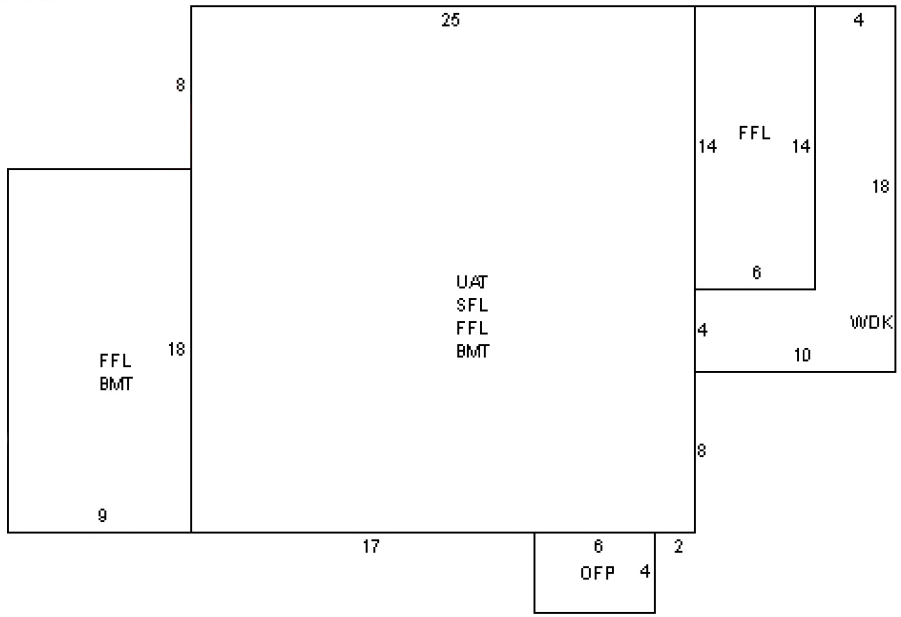
No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	186.27
Special Features:	0	Val/Su Net:	134.27
Final Total:	354600	Val/Su SzAd	229.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	896	169.340	151,726
BMT	Basement	812	50.800	41,250
SFL	Second Floor	650	169.340	110,069
UAT	Upper Attic	163	94.830	15,410
WDK	Deck	96	15.680	1,505
OFP	Open Porch	24	43.120	1,035

Net Sketched Area:	2,641			Total:	320,995
Size Ad	1546	Gross Area	3128	FinArea	1709

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 174.0-0006-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	